

# Town of Brookline Massachusetts

## HOUSING ADVISORY BOARD

Public Meeting  
March 23, 2022  
5:30 – 7:30 pm

PARTICIPATION IN THIS MEETING IS AS FOLLOWS:

Register for this meeting by following this link:

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Phone Number: 1 669 254 5252

Webinar ID: 160 973 4388

Passcode: 41016075

### AGENDA

1. Approval of minutes from HAB meeting February 16, 2022
2. Request from BHA for building permit fee waiver – 50 Pleasant Street and 32 Marion Street
3. Discussion on potential public hearings on Town Meeting Warrant Articles related to affordable housing
4. Review of February HAB vote on inclusionary zoning and assisted living
5. Update on Housing Production Plan
6. Staff Updates
7. New Business

*The Town of Brookline does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need auxiliary aids for effective communication in programs and services of the Town of Brookline are invited to make their needs known to Lloyd Gellineau, Town of Brookline, 11 Pierce Street, Brookline, MA 02445. Telephone (617) 730-2328; TDD (617) 730-2327; or e-mail [atl@gellineau@brooklinema.gov](mailto:atl@gellineau@brooklinema.gov).*

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## Massachusetts

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**HOUSING ADVISORY BOARD MINUTES**  
**February 16, 2022**  
**VIRTUAL MEETING**

**HAB Members:** Roger Blood, Heather Hamilton, Mike Jacobs, Steve Heikin, Rita McNally, Pam Goodman, Jennifer Raitt, Ginny Vaz, and Shawn O'Neil.

**Staff:** Virginia Bullock, Joe Viola, and David Guzman

**Guests:** Deborah Brown and Paul Harris

*Meeting was called to order at 5:36 pm by Roger Blood.*

- HAB Member role call: Roger Blood, Heather Hamilton, Jenny Raitt, Mike Jacobs, Steve Heikin, Rita McNally, Rita McNally, Ginny Vaz, and Shawn O'Neal.
- Staff role call: Virginia Bullock, Joe Viola, and David Guzman.

**1. Approval of minutes from HAB meeting January 19 2022**

*At 5:38 p.m. Roger Blood made motion for minutes approval. Pam and Rita seconded. Heather, Mike, Steve, Jenny, Rita, Pam, and Shawn approved the minutes. Ginny abstained because she has not completed board training and Town Clerk's swearing in.*

**2. Inclusionary Zoning Warrant Article on Assisted Living: Discussion & Vote**

- There were technical issues with being able to show the article on screen on Zoom
- Virginia asked that HAB members refer to the materials package for the HAB meeting

*To open discussion, Roger moved to approve the Inclusionary Zoning Warrant Article at 5:44. Pam seconded.*

- Roger said, since prior HAB meeting, he interviewed several additional sources having experience with assisted living for validation, further insight, or disagreement for what HAB would be bringing forward to Town Meeting. Roger talked to 2Life, Hebrew Senior Life Newbridge, National Development, Epoch Senior Living (has affordable component project in Wellesley), LCB Senior Living, Springwell, an assisted living expert consultant, and the National Center for Assisted Living which had done a detailed study on assisted living affordability.
- Mike spoke to the Grantham Group (affordable tax credit project targeting 50% AMI in Concord)
- Roger talked about the information he gained through the interviews. The people Roger spoke to at 2Life and Hebrew Senior Life agreed that the 65% of income for affordable assisted living units for this targeted income group would have an ample amount of money left over after

paying for the assisted living rent and services package.

- Roger said that, unlike other affordable housing programs, Inclusionary Zoning does not rely on public subsidies to create the affordable units. These affordable assisted living units would be helping people who cannot afford market rate assisted living, but are not eligible for deep subsidy units.
- Roger mentioned that Jonathan (not present at meeting) had concerns at the last meeting but is comfortable with the current proposal.
- Virginia reminded the board that the financial numbers were part of the package for this HAB meeting.
- Ginny asked the page those financials are on, confirming it was page 15. She asked if the numbers were basically the same from the original proposal.
- Roger replied the 65% is the same. The only comparable they found was 75% at the Epoch assisted living project in Wellesley (Newton Lower Falls)
- Ginny said that even though she cannot vote on this, she would not support this article. She said that 65% is too high and does not want to set the precedent for other cities and towns. Ginny added that people who would be living in the units were not consulted in the research.
- Pam said that it does sound like a high percentage but it is impossible to create assisted living housing for this income tier at a lower percentage. She added unless you include "shelter rent" and include the appropriate number for other services, that would be provided in figuring out what the rent should be. Pam said that for the amount of services, 65-75% of their income is about what people can and will pay.
- Ginny replied that she still thinks the amount is too high. She had spoken with Roger about possibly lowering the number of required affordable units in order to lower the percentage of income the units would require.
- Rita agreed with Ginny and doesn't think there has been enough input from the public and we are rushing. Rita said she would likely be a user of these type of units. She said she would like to lower it to 55%.
- Virginia said the rent is set. It is not based on the occupant's income. It's based on a certain income level (close to or at 80% of Area Median Income). It's not for people of very low income. This means they would have around \$1,300 to \$2,100 per month left after paying for assisted living (rent, meals, services, etc.).
- Ginny clarified that that's pre-tax dollars. She added that the project in Wellesley who have the percentage of income set at 75%, has set the precedent really high. Ginny said we are also setting it really high at 65%. She did not agree with this percentage.

- Jenny asked Roger where this idea came from and why it's important to do now.
- Roger said that assisted living has always been included in our bylaws as required for an affordable housing contribution. But "assisted living" is not defined in the current bylaw, which also refers to life care, which has changed since the original bylaw was adopted and should be removed. Also, the bylaw's definition of an affordable unit in terms of the payment-to-income ratio does not work for assisted living. He said, although this is not urgent, the need to address this became more apparent in 2021 when we had an inclusionary zoning assisted living project brought to the staff and to the HAB.
- Mike said the existing bylaw needed to be cleaned up. The bylaw talks about CCRCs rather than assisted living. CCRCs are not common. We need to also clean up definitions. Mike also said that assisted living is for frail seniors adding that the average length of stay is 18-24 months. He also went into programs covering personal care and the types of people who use assisted living.
- Steve said that there is no imminent need for doing this but doing it now would get it to Town Meeting in the spring. Steve said we don't have many assisted living facilities in Brookline. He said that Newton is only looking at 5% of units to be affordable. Steve said he would rather get more units at 15% than get only a few or none by lowering the amount of income. He asked the percentage of income Newton requires.
- Virginia said she thought it was 30% of 80% AMI but she's not sure. She added that currently the zoning bylaw does not work for assisted living so we need to change it. Virginia added that generally inclusionary zoning projects have served more middle income people while other affordable housing projects that use trust funds are more income-based like public housing.
- Rita asked, who was the "we" who was studying this for the last year? Roger responded that it has been mainly himself and Mike.
- Mike said that "real" affordable housing requires millions of dollars. He talked about a project in Concord that has large subsidies from different sources and is targeting 50% of AMI and is a different scenario than inclusionary zoning.
- Roger said the 65% of income being recommended didn't come from developers but from a large study of assisted living which resulted in a U.S. Senate Bill which included the 65% standard for HUD to use in proposed assisted living regulations..
- Rita asked if any extra benefits go to the developer if they have affordable assisted living units. Roger answered that in Brookline they would get to build the project where they wouldn't be able to otherwise. They would be providing the subsidy for the required affordable units from their profit.

*Roger moved the vote at 6:13 p.m. Mike, Steve, Pam, and Roger voted "yes". Rita, Jenny, and Shawn voted no. Ginny would have voted "no" if she had been able to vote.*

- Jenny said the proposed amendment language is a fix that also creates a new policy. She explained that we need to think about who we're consulting in the process and who the

beneficiaries might be. This may change how we go about thinking about financial sources to accommodate different people who need this type of housing.

### **3. Update on Housing Production Plan; Second Community Forum on February 23<sup>rd</sup>**

- Joe gave an update on the consultant team for the Housing Production Plan update process. He gave an overview of the last community forum on January 26<sup>th</sup> and the progress since the previous HPP.
- Joe told the HAB what the next public forum, which will address developing common values and goals for future housing, will be held on February 23<sup>rd</sup>.

### **4. Presentation on ARPA Funding Request - Deborah Brown, Board President, Brookline Improvement Coalition (BIC)**

- Deborah gave a presentation about ARPA funding and BIC funding needs. She showed details on BIC's \$6.8 million dollar request and what the money would go toward.
- Program uses include Operations, Capital Improvements, Mental Health Services, Guaranteed Income Pilot, and Property Acquisition.
- Paul Harris (BIC Board Member) introduced himself.
- Pam agreed that BIC's Beacon Street property could use mental health services but thinks Pine Street Inn, which operates the property, may be a better fit for these services. Deborah said Pine Street Inn would be providing the services. Pam also said it is critical that BIC's properties are put on a stable financial and capital footing. Pam said that the request for capital funding seems high. Pam also said she thought another entity would be better suited for the Guaranteed Capital Income Pilot. Deborah said that they had a capital needs assessment done. Pam asked that Deborah provide the report to staff and HAB.
- Ginny asked that HAB ask presenters what resources and capabilities are available, rather than assuming that the BIC organization hasn't done something.
- Deborah said that most Guaranteed Income Pilots are done by public entities.
- Steve asked about Pine Street providing SRO services for the Beacon Street property. Steve also asked if BIC is requesting CDBG funding and for what types of things. Pam replied that the residents are agitated probably as a result of COVID and that BIC has a responsibility to raise funds for the Beacon Street property's services because they own the property. ARPA funding has a focus on helping the homeless and the mental health clinician would be a good fit. Deborah said that the roofing repair has been delayed because COVID affected the roofer's family. She said they are asking for the fire detectors to be hard wired with CDBG funding.
- Virginia said that the properties BIC owns were purchased with help of federal funds from the Town. Virginia said that capital improvements should be the first priority.



- Pam asked how many units BIC owns. Deborah replied that both properties have a total of 21 units.
- Mike asked details about financing BIC's properties and said that we need to work with BIC to come up with a plan before refinancing a balloon payment due in 2025. Deborah said they are working on that. Mike also asked if they are owned by the same entity. Deborah said yes, by the same entity. Deborah and Mike talked about some possible financial strategies.
- Virginia said she wants to work with Deborah to figure out how they can get people to help BIC with financial strategy in order to do a "workout".
- Roger said the Select Board has not yet asked HAB to advise them on ARPA funding for affordable housing. Roger voiced his concern on BIC's organizational capacity.
- Rita asked if we could see the BIC properties.
- Pam suggested to Pam that MHP could possibly hire a consultant to help structure the "workout". Pam and Virginia said they could talk to MHP.
- Shawn said that Deborah is inspiring and she wants to help with this venture.

#### **5. Updates on ARPA Funding and Town Decisionmaking Process**

- Virginia referenced the staff updates in the meeting package. She announced that the Town has officially reached the 10% level of subsidized housing under Chapter 40B's "SHI"
- Virginia said they are trying to get more details on the implications of ARPA funds in how they can be structured in tax credit deals. She also is trying to get information from DHCD if the funds would require "prevailing wages" under Davis Bacon requirements.

#### **6. Staff Updates**

- Joe said that the Negotiating committee for the Kent-Station Senior Living project will be having its final meeting soon at which time they will discuss the conversations staff has had with the developer (2Life), after which that committee will report back to the Select Board with a recommendation. Under Chapter 30A, the Negotiating Committee's work must be held in executive session, so that no further details can be shared with the HAB until it has first reported to the Select Board.

#### **7. New Business**

- None

*At 7:30pm Mike moved to adjourn the HAB meeting. Rita seconded. The meeting was ended.*



**To: Housing Advisory Board**  
**Fm: Maria T. Maffei, Brookline Housing Authority Director of Redevelopment**  
**Re: Building Permit Fee Waiver Request – 50 Pleasant & 32 Marion**  
**Dt: March 23, 2022**

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The Brookline Housing Authority (BHA) requests that the HAB endorse a request to the Select Board to waive the building permit fees for the BHA's next two redevelopment projects – 50 Pleasant (aka Sussman House) and 32 Marion (currently Col. Floyd Apartments). The Select Board approved fee waivers for BHA's prior redevelopment projects at 61 Park and 90 Longwood. The fee waiver is critical to financing these projects by eliminating what would be a significant cost.

**50 Pleasant:** 50 Pleasant is similar to the BHA's 61 Park in that it is a midrise concrete structure with 100 mostly one-bedroom units for the elderly and disabled. It will be the third Public Housing to Section 8 conversion and fourth tax credit transaction undertaken by the BHA. The financing structure and scope of work will mirror the RAD rehabilitation of 61 Park Street. The building will be conveyed under a ground lease to a single asset owner to allow for the use of tax credits and to allow the BHA to administer the Section 8 PBV contracts. BHA will retain control of the property as the developer, managing member of the owner, property manager, seller loan provider, etc. We expect that the BHA will receive the right to repurchase the property at the end of the tax credit compliance period for the amount of the outstanding debt – a right that we achieved for 61 Park and 90 Longwood.

The proposed rehabilitation will greatly improve energy efficiency, reduce the building's carbon footprint, address all major repair needs for the long-term, and enhance residents' ability to age in place. In addition to the work performed at 61 Park, the scope includes new exterior cladding and insulation, new windows and roof replacement. We will also be converting from oil-powered to electrical HVAC.

The Construction Manager('CM') is on board and we are working toward construction drawings and specs, the 241f plan and site logistics. The CM will reach out to the Fire and Building Departments shortly. We expect to close on financing in October 2022 and begin construction shortly thereafter. The BHA is not requesting any town funds for this project.

**32 Marion:** 32 Marion, as you know, will replace the existing, obsolete Col. Floyd Apartments with a 6-story passive house structure housing 115 low-income elderly and disabled households. It received zoning approval late last year prior to the filing of the funding application to the State for highly competitive state and federal resources. Like the Town's generous contribution of \$6.5MM and the building permit fee waiver, the state funding is critical to the feasibility of the project. We hope to learn of the award of funds in the summer and proceed to closing in early 2023 with construction to follow.

**Other:** Renovations at 61 Park are complete and 90 Longwood is complete except for exterior work which will be completed next month. The BHA's next redevelopment projects will be Kickham House at 190 Harvard and Walnut/High. Kickham, a 39-unit elderly/disabled property adjacent to Col. Floyd Apartments, will be a renovation similar to what has been done at 61 Park and 90 Longwood. Walnut/High, which is a mix of elderly and family housing, will be a redevelopment like Col. Floyd where the existing obsolete buildings will be replaced with new energy-efficient structures and additional density providing additional affordable housing.

MAY 24, 2022  
ANNUAL TOWN MEETING  
INDEX

ARTICLE NO.

TITLE

1. Appointment of Measurers of Wood and Bark. (Select Board)
2. Approval of Collective Bargaining Agreements. (Human Resources)
3. Annual authorization of Compensating Balance Agreements. (Treasurer/Collector)
4. Report on the close-out of special appropriations / Bond Authorization Rescission. (Select Board)
5. Approval of unpaid bills of a prior fiscal year. (Select Board)
6. Acceptance of legislation to increase certain property tax exemptions. (Assessors)
7. Authorize the acceptance and granting of easements in the areas of 19-21 Brington Road and 22 Tappan Street. (Department TBD)
8. Annual (FY23) Budget Appropriations Article. (Advisory Committee)
9. Amend Article 4.8 of the Town's General By-Laws to adjust calculation of Living Wage (Human Resources)
10. Transfer of funds to support developing of Comprehensive Plan
11. Approval of an increase in the Cost of Living Adjustment (COLA) base for retirees from \$12,000 to \$13,000 pursuant to Section 103(j) of Massachusetts General Laws, Chapter 32. (Retirement Board)
12. Amend Article 3.14 of the Town's General By-Laws to revise the discrimination complaint process. (CDICR)
13. Amend Article 5.5, 10.2 and 10.3 of the Town's General By-Laws to revise corresponding references found in article 3.14 related to the discrimination complaint process. (CDICR)
14. Amend Article 9.05 of the Town's Zoning By-Laws pertaining to Conditions for Approval of Special Permits to expressly authorize the Zoning Board of Appeals to attach conditions related to construction impact mitigation. (Planning and Community Development Department)

15. Amend the Zoning Map and portions of Articles 2 – 5 of the Town's Zoning By-Laws pertaining to two proposed Overlay Districts in the Boylston Street Corridor – Brington Road to High Street/ Washington Street. (Planning and Community Development Department)
16. Amend Article 4.07 – Table of Use Regulations of the Town's Zoning By-Laws to provide a minimum depth to required ground floor non-residential space in multi-family buildings that are located in Local Business (L) and General Business (G) Zoning Districts. (Planning and Community Development Department)
17. Amend Article 6 of the Town's Zoning By-Laws to increase the requirements for electric vehicle-ready parking spaces. (Planning and Community Development Department)
18. Amend Articles 2 and 6 of the Town's Zoning By-Laws pertaining to Bicycle Parking and Design Regulations (Planning and Community Development Department)
19. Resolution regarding a Vision Zero Study Committee (Transportation Board)
20. Resolution regarding a Pedestrian-Friendly Lighting Policy (Trevvett)
21. Resolution regarding the Community Choice Aggregation Program (Lescossier et. al)
22. Amend the Town's General By-Laws to restrict the sale or distribution of products containing Fluorinated Hydrocarbons or PFAS (Per- and Polyfluorinated Alkyl Substances). (Richmond et.al)
23. Resolution to create an Athletic Field Surface Task Force (Toffel)
24. Amend the Town's General By-Laws pertaining to Artificial Turf Surfaces. (Richmond et.al)
25. Amend the Town's General By-Laws to ban single use plastics. (Richmond et.al)
26. Amend Article 3.16 of the Town's General By-Laws pertaining to the Park and Recreation Commission (Brown et. al)
27. Amend Article 8.31 of the Town's General By-Laws pertaining to leaf blowers (Warner et. al)
28. Home Rule Petition to expand local voting rights to sixteen and seventeen year-olds (Sweitzer-Shalit et. al)
29. Home Rule Petition to expand local voting rights to permanent legal residents (Sweitzer-Shalit et. al)
30. Resolution regarding eliminating the parking requirement at the Kent/Station Street Senior Affordable Housing Development (Wachter et. al)

31. Resolution regarding opposition to the state ballot question on defining and regulating App-Based Drivers (Black)
32. Resolution regarding calling for an end to the US embargo of Cuba (Black)
33. Amend Article 2.1 of the Town's General By-Laws pertaining to Codifying the Town Meeting Handbook (Ananian et. al)
34. Resolution regarding transparency during Town Meeting deliberations (Silbaugh et. al)
35. Resolution regarding the TMM Email List (Vogt et. al)
36. Reports of Town Officers and Committees. (Select Board)

## HOUSING STAFF UPDATES – March 2022

### 1. Affordable Homeowner Resales and Monitoring:

- The closing of a two-bedroom unit in Juniper Gardens is scheduled for March 21. Staff anticipates that two units located in Juniper Gardens Condominiums will be available for sale in a few months. Both units are going through probate.
- Monitoring of affordable housing rental units and condos remains active. While most of the homeowners returned the annual certification form, monitoring efforts are focused on affordable housing rental properties now. Property managers are reporting the 2021 annual certification data. Tracking status is available on the Town's affordable housing web site:  
<https://www.brooklinema.gov/1972/Monitoring>

### 2. 108 Centre Street and 32 Marion Street projects:

- Both projects are awaiting to hear back from DHCD regarding state funding.
- 108 Centre Street – Staff has been working on the Environmental Review and the Section 106 Historic Review required by federal funding sources.

### 3. Current 40B projects:

- 845 Boylston Street filed a Comprehensive Permit application on Friday, February 4<sup>th</sup>. The proposed project includes 40 rental units with 10 affordable units for households earning up to 80% AMI. Full information can be found at: <https://www.brooklinema.gov/2026/845-Boylston-Street>
- An updated list of 40B projects that have been approved and/or are still in process is included in this package. This reflects all 40B projects that are not yet complete and permanently on the SHI - a total of 17 projects containing 1,249 units including 408 units of which are affordable. Updates about each project can be found at: <https://brooklinema.gov/1311/Chapter-40B-Status>
- Puddingstone at Hancock Village received a building permit on February 9<sup>th</sup> and the 250 units from that project were added to the Town's Subsidized Housing Inventory. In addition, 83 Longwood also received a comprehensive permit on February 8<sup>th</sup> and the project's 64 units were added to the SHI.
- Currently the Town's Subsidized Housing Inventory (SHI) is 11.11%.  
<https://www.brooklinema.gov/DocumentCenter/View/29086/Brookline-SHI-3-1-22>

### 4. Current Inclusionary Zoning projects:

- Two new projects subject to Inclusionary Zoning applied for Planning Board approval in the past several months. 92 Sewell Ave will replace an existing inn with six new condo units. 320 Tappan Street will replace one large residential unit with four smaller rental units and will be heard before the Planning Board

on April 14th. Bother projects will be subject to cash payments under the Town's IZ By-law.

- The owners of an existing commercial property at 1093 Beacon Street are seeking to transform the property into 18 smaller studio and one-bedroom units. Staff will meet with them to discuss the options for fulfilling the project's affordable housing obligation.
- The Coolidge (Waldo/Durgin) has applied for zoning relief – the first step in obtaining a building permit – and is currently under review as a major impact project by the Planning Board.
- A full list of all currently active Inclusionary Zoning Projects is included in this package.

5. Housing Production Plan:

- The first Community Forum for this planning process took place on January 26, 2022 at 7 PM. More than 290 people registered to participate in the forum.
- Housing Production Plan Community Forum #2 was held on February 23, 2022, 7-9 pm. Over 110 people participated. The meeting provided a quick review and update on the Housing Production Plan process, reported progress on community participation for the plan, presented opportunities and challenges for accommodating affordable housing in Brookline, and explored approaches to identifying districts and areas for further study. The sub-consultant Dodson & Flinker led a poll based assessment of the participant's design preferences for multi-family housing based on photo examples and neighborhood context for developments.
- More information about the Housing Production Plan can be found on the Town website at <https://www.brooklinema.gov/1299>
- HAB members should ask your network to sign up to receive updates via the Town's Notify Me webpage: <https://www.brooklinema.gov/list.aspx#newsFlash>.

6. CDBG Funded Capital Projects:

- The Brookline Housing Authority is working on closing out the installation of new boilers for the High Street Veterans development. The FY2021 contract for door installation at the Trustman Apartments has been extended as a result of material shortages due to COVID-19. The replacement of mechanical bathroom fans at the High Street Veterans development is in the planning phase. All of these projects are funded with CDBG.
- The CDBG committee reviewed applications and met to discuss funding proposals on February 28<sup>th</sup> and March 2<sup>nd</sup>. They decided, with input from staff, on funding recommendations that will be brought the Select Board this spring, including funding for the 108 Centre Street project, BHA capital projects, BIC capital projects, Caritas Communities, and Specialized Housing.



12 Projects - Approved or in Process:  
Updated March 17, 2022

Approved:	Total Units:	New Units:	Affordable Units:	Zoning Permit:	Building Permit:	Expected Completion:	
20 Boylston Street	14	14	Cash payment (9%)	2018	2019	mid 2022	Condos - Marketing has begun/ Completion date ?
54 Auburn Street	12	12	Cash payment (7.5%)	2017	2019	early 2022	Rentals - Project delayed - Completion date unclear
199-201 Boylston Street	6	6	Cash payment (3%)	2019	2019	early 2022	Rentals - under construction - nearly complete
603 - 619 Boylston Street	12	12	Cash payment (7.5%)	2019	none	?	Condos - approved - in litigation with neighbors still?
Gerry Building	36	5	5 new units	2019	2019	early 2022	Rentals - under construction, completion expected Feb of 22
The Coolidge	140	140	11 + \$3.275 million	2019	none	?	Rentals - Starting permit process with ZBA - major impact project
58 Kent Street	9	9	Cash payment(5.25%)	2020	2020	?	Condos - under construction - need status update
14 Green Street	5	5	Cash payment (3%)	2020	none	?	Condos - zoning approved - no building permit
1684 Beacon Street	5	5	Cash payment (3%)	2021	none	?	Rentals - zoning approved - no building permit
1693 Beacon Street	4	1	Cash payment (.5%)	2021	none	?	Rentals - zoning approved - unclear about permit
15 Euston Street	4	1	Cash payment (.5%)	2021	none	?	Condos - zoning approved - unclear about permit
615 Heath Street	33	33	\$2.1 million cash	2021	none	late 2022	Assisted Living - \$2.1 million cash payment
5 Strathmore	4	1	Cash payment(.5%)	2021	none	?	Rental - received zoning approval
In Process:							
7 Strathmore	4	1	Cash payment (.5%)				Rental - under review by PB
92 Sewell Ave	6	6	Cash payment (4%)				Condos - under review by PB
320 Tappan Street	4	4	Cash payment (2%)				Rental - under review by PB - next April 14th
1093 Beacon Street	18	18	meeting with applicant - possible on site units				Submitted to Building Dept.
40 Strathmore	4	1	meeting with applicant - cash payment (.5%)				Applicant exploring
<b>Total:</b>	<b>320</b>	<b>274</b>	<b>16 units + cash payments</b>				



#### 408 Projects Currently Underway

(Updated March 17, 2022)

For more info go to: <https://www.brookline.ma.gov/1311/Chapter-408-Status>

	Total		Affordable		Decision	Building	Cert of	SHI Request		Current	Current
	Units:	Units:	Units:	Tenure:	Eligible:	Permit:	Occupancy:	Status:	Status:	on SHI:	Status:
<b>408 Projects - approved:</b>											
Residences of South Brookline	175	35	rental		11/6/2019	2/21/2020	36 temp CO	12/14/2021	5*		under construction/rental complete/ 36 units complete - 5 affordables added to the SHI
21 Crowninshield	8	2	ownership		4/24/2016	6/20/2018	none	requested	0		under construction/change from rental to ownership units approved by ZBA
40 Centre Street	40	10	rental		2/8/2017	none	none	requested	0		under appeal by two abutters/ current status unknown
1180 Boylston Street	50	10	rental		3/23/2017	10/8/2020	none	requested	50		under construction - will go off the SHI if C of O is not obtained by April 8, 2021
Babcock Place	45	12	rental		4/5/2018	10/11/2019	none	requested	0		under construction/ expected completion early 2022/marketing not yet begun
Puddingstone	250	50	rental		10/29/2018	2/9/2022	none	2/11/2022	250		under construction/ Permit on Feb 9, 2022. Units to be added to the SHI
1299 Beacon Street	55	11	rental		10/2/2019	none	none	requested	0		Pulled Building Permit on Feb 9, 2022. Units to be added to the SHI
445 Harvard Street	25	5	rental		12/17/2019	none	none	requested	0		appeal complete - next step building permit
500 Harvard Street	25	5	rental		8/25/2021	none	none	units added	25		under appeal by abutter
209 Harvard Street	44	11	rental		9/20/2021	none	none	units added	44		applicant is appealing to HAC - added to the SHI
32 Marion/BHA Cal Floyd	115	115	rental		12/1/2021	none	none	units added	55		Comp Permit approved & filed on Nov 3, 2021 - added to the SHI
108 Centre Street	54	54	rental		12/29/2021	none	none	units added	54		Comp Permit approved & filed on December 1, 2021 - 55 net new units added to the SHI
83 Longwood Ave	64	13	rental		soon	none	none	units added	54		Comp Permit approved & filed on December 29, 2021 - added to the SHI
<b>Total:</b>	<b>950</b>	<b>333</b>						2/11/2022	64		Comp Permit approved on Feb 8, 2022. Units to be added to the SHI
<b>408 Projects - under review:</b>											
217 Kent Street	112	28	rental								Comp Permit under review by the ZBA - next hearing February 23rd
45 Bartlett Crescent	24	6	ownership								Comp Permit under review by the ZBA - (condos)
945 Boylston Street	40	10	rental								Received PEI and Submitted Comp Permit on Feb 4, 2022/Opening Hearing on March 21 2022
1223 Beacon Street	123	31	rental								Comp Permit under review by the ZBA - continued (on hold)
<b>Total:</b>	<b>299</b>	<b>75</b>									
<b>TOTAL:</b>	<b>1249</b>	<b>408</b>									

\*note: all units will be permanently on the SHI once final C of O is pulled. Only 5 completed affordable units on SHI for now.